

46904

WARRANTY DEED

Vol. m92 Page 14361

KNOW ALL MEN BY THESE PRESENTS, That

DAVID L. GIBSON AND ALISA A. GIBSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOE KEITH HAMILTON AND VERA K. HAMILTON, Husband and Wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons who may hereafter, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00

~~On this day of the month of the year 1992, the above described premises were conveyed to the grantee by the grantor, and the grantor covenanted to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6/30 day of June, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

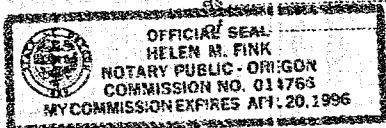
DAVID L. GIBSON

ALISA A. GIBSON

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 6/30, 1992, by DAVID L. GIBSON AND ALISA A. GIBSON

This instrument was acknowledged before me on 6/30, 1992, by DAVID L. GIBSON AND ALISA A. GIBSON



Helen M. Fink  
Notary Public for Oregon  
My commission expires 4/20/96

GRANTOR'S NAME AND ADDRESS  
JOE KEITH HAMILTON AND VERA K. HAMILTON  
4315 BARTLETT  
KLAMATH FALLS, OR 97601

After recording return to:

See Grantees Above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
See Grantees Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

22 JUL 1 AM 9 25

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land being a portion of Lots 11 and 12, Block 1 of Tract 1198, VALE DEAN CANYON, a duly recorded plat in Klamath County, Oregon and a strip of land lying Southerly of and adjacent to said Lot 12, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 12, said point being on the Southwesterly right of way line of Aurora Drive; thence South 22 degrees 38' 58" West along the Easterly line of said Lot 12, 287.34 feet to the Southeast corner of said Lot 12; thence South 00 degrees 52' 35" East along the Westerly line of Lot 13, Block 1, of said Tract 1198, 29.83 feet; thence South 89 degrees 19' 32" West along an existing fence, 182.93 feet; thence North 00 degrees 04' 18" West, 313.86 feet; thence North 84 degrees 37' 45" East 236.58 feet to the corner common to said Lots 11 and 12 on the Southwesterly right of way line of said Aurora Drive; thence Southeasterly along the arc of a curve to the left (radius point bears North 45 degrees 00' 00" East 180.00 feet, and central angle is 22 degrees 21' 02"), 70.22 feet to the point of beginning, with bearings based on Minor Partition No. 31-84.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day  
of July A.D. 19 92 at 9:25 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 14361

Evelyn Biehn County Clerk

By Wendene M. Henderson

FEE \$35.00